

PB# 89-4

Gateway International Park

4-13-17

GATEWAY INTERNATIONAL PARK

889-4

(HEIMER, WILLIAM

SUBDIVISION)

Approved 3/29/09

CHAIRPERSON:

RE MAP #

89-4

941 D

TOWN

CITY

VILLAGE []

X New Windsor

THE FOLLOWING MAP HAS BEEN FILED IN THE ORANGE COUNTY
CLERK'S OFFICE:

TITLE

DATED

FILED

Sub. William Helmer

Jan 20, 1989

March 31, 1989

APPROVED BY

Daniel McCornellon

March 22, 1989

4-3-17.

March 31, 1989

RECEIVED FROM William F. Helmer

Six Hundred - Fifty 00/100

DOLLARS

Recreation Fees

Account Total \$ 750.00

Amount Paid \$ 750.00

Balance Due \$ -0-

Myra S. Mason

Planning Board

Town of New Windsor, N. Y.

"THE EFFICIENCY" AN AMPS PRODUCT

RECEITE

General Receipt

TOWN OF NEW WINDSOR

555 Union Avenue

New Windsor, N. Y. 12550

10432

March 31 1989

Received of

William Helmer

\$ 1601.80

One thousand six hundred one and 80/100 DOLLARS

For

Plan. Bd. fees \$465.00 Eng. Fees \$1136.80

DISTRIBUTION

FUND	CODE	AMOUNT
Check # 1601.80		
# 1830		

By

Pauline J. Townsend

EC.

Town Clerk

Title

APPROVED BY

Annie K. McCannell

March 29, 1989

4-3-17.

March 31, 1989

RECEIVED FROM William F. Helmer
Seven Hundred - Fifty 00/100 DOLLARS
Recreation Fees

Account Total \$ 750.00Amount Paid \$ 750.00Balance Due \$ - 0 -

"THE EFFICIENCY LINE" AN AMPRO PRODUCT

Theresa L. Mason
Planning Board
Town of New Windsor, N.Y.

Printed on Recycled Paper
 100% Recycled Paper

X RECEIPT

General Receipt

10432

TOWN OF NEW WINDSOR

555 Union Avenue

New Windsor, N. Y. 12550

March 31 19 89

Received of

William Helmer\$ 1601.80

One thousand six hundred one and 80/100 DOLLARS
89-4

For

Plan. Bd. fees \$465.00 Eng Fees \$1136.80

DISTRIBUTION

FUND	CODE	AMOUNT
<u>Check #1601.80</u>		
<u>#1830</u>		

By

Pauline G. Townsend
EC.Town Clerk

Title

Williamson Law Book Co., Rochester, N. Y. 14609

General Receipt

10303

TOWN OF NEW WINDSOR

555 Union Avenue

New Windsor, N. Y. 12550

Jan. 26 19 89

Received of

William F. Helmer\$ 25.00

Twenty-five and 00/100 DOLLARS
100

For

Planning Board Application Fee - #89-4

DISTRIBUTION

FUND	CODE	AMOUNT
<u>CK # 1791</u>		<u>25.00</u>

By

Pauline G. Townsend
EC.Town Clerk

Title

Williamson Law Book Co., Rochester, N. Y. 14609

AS OF: 03/29/89

PAGE: 1

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56 NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 89- 4

TASK-NO	REC	DATE	TEAM	EMPL	ACT DESCRIPTION	RATE	HRS.	TIME	DOLLARS		
									EXP.	BILLED	BALANCE
89-4	30625	01/25/89	TIME	ROM	MC GATEWAY	60.00	0.50	30.00			
89-4	28713	02/01/89	TIME	MJE	MC GATEWAY	60.00	0.30	18.00			
89-4	28715	02/02/89	TIME	MJE	MC GATEWAY	60.00	0.50	30.00			
89-4	28722	02/04/89	TIME	MJE	MC GATEWAY	60.00	0.40	24.00			
89-4	29367	02/07/89	TIME	MJE	MC HELMER	60.00	1.50	90.00			
89-4	29399	02/07/89	TIME	MJE	MC DUPLICATE ENTRY	60.00	0.00	0.00			
89-4	29335	02/07/89	TIME	NJE	CL HELMER	19.00	0.50	9.50			
89-4	29370	02/08/89	TIME	MJE	MC HELMER	60.00	1.50	90.00			
89-4	28892	02/08/89	TIME	MJE	MC HELMER	60.00	1.50	90.00			
89-4	28775	02/09/89	TIME	MJE	MC HELMER	60.00	0.50	30.00			
89-4	28807	02/09/89	TIME	MJE	MC DUPLICATE ENTRY	60.00	0.00	0.00			
89-4	29325	02/15/89	TIME	MJE	MC HELMER	60.00	0.50	30.00			
89-4	29931	02/16/89	TIME	MJE	MC HELMER	60.00	0.30	18.00			
89-4	29315	02/18/89	TIME	MJE	MC GATEWAY/ROAD LAYOUT	60.00	0.50	30.00			
89-4	30666	02/21/89	TIME	LSB	CL HELMER	19.00	0.60	11.40			
89-4	30665	02/22/89	TIME	MJE	MC HELMER	60.00	0.30	18.00			
89-4	30663	02/23/89	TIME	EJ	CL HELMER/MEMO	19.00	0.30	5.70			
89-4	30669	02/23/89	TIME	MJE	MC HELMER	60.00	0.30	18.00			
89-4	31165	02/28/89	TIME	MJE	MC GATEWAY - CALLS	60.00	0.20	12.00			
									554.60		
89-4	30982	02/28/89			BILL inv 99 172					-542.60	
											-542.60
89-4	31169	03/02/89	TIME	MJE	MC GATEWAY - CALLS	60.00	0.20	12.00			
89-4	31170	03/03/89	TIME	MJE	MC GATEWAY - CALLS	60.00	0.50	30.00			
89-4	31874	03/06/89	TIME	LSB	CL GATEWAY	19.00	0.80	15.20			
89-4	31672	03/07/89	TIME	MJE	MC GATEWAY	60.00	0.50	30.00			
89-4	31693	03/08/89	TIME	MJE	MC GATEWAY	60.00	1.00	60.00			
89-4	32025	03/09/89	TIME	NJE	CL CORR/GATEWAY	19.00	1.00	19.00			
89-4	31940	03/10/89	TIME	EJ	CL GATEWAY/MEMO	19.00	1.00	19.00			
89-4	32028	03/10/89	TIME	NJE	CL CORR/GATEWAY	19.00	0.50	9.50			
89-4	31691	03/11/89	TIME	MJE	MC GATEWAY	60.00	0.30	18.00			
89-4	32054	03/13/89	TIME	MJE	MC GATEWAY	60.00	0.50	30.00			
89-4	32817	03/13/89	TIME	EJ	CL GATEWAY IND PK	19.00	0.50	9.50			
89-4	32108	03/17/89	TIME	MJE	MC GATEWAY	60.00	2.00	120.00			
89-4	32619	03/24/89	TIME	MJE	MC HELMER/GATEWAY SUB	60.00	1.00	60.00			
89-4	33089	03/27/89	TIME	MJE	MC REVIEW REVISED PLANS	60.00	1.00	60.00			
89-4	33090	03/28/89	TIME	MJE	MC RVM CORR PLANS/CALLS	60.00	1.00	60.00			
89-4	33091	03/29/89	TIME	MJE	MC RVM PLAN W/P-B SECT	60.00	0.50	30.00			
TASK TOTAL								1136.80	0.00	-542.60	594.20
GRAND TOTAL								1136.80	0.00	-542.60	594.20

↑ total

AS OF: 03/29/89

PAGE: 1

CHRONOLOGICAL JOB STATUS REPORT

JOB: 88-56 NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 88- 56

TASK-NO	REC	--DATE--	TRAN	EMPL	ACT DESCRIPTION-----	RATE	HRS.	TIME	-----DOLLARS-----		
									EXP.	BILLED	BALANCE
88-56	31676	03/07/89	TIME	NJE	MC SLADOWSKI	60.00	0.40	24.00			
88-56	32001	03/07/89	TIME	NJE	CL SLADENSKI SUB	19.00	0.50	9.50			
88-56	31636	03/08/89	TIME	NJE	MC SLADOWSKI	60.00	0.10	6.00			
88-56	32616	03/23/89	TIME	NJE	MC SLADOWSKI	60.00	0.50	30.00			
88-56	33692	03/29/89	TIME	NJE	PA STAMP PLAN W/SECTY	60.00	0.30	18.00			
TASK TOTAL								87.50	0.00	0.00	87.50
GRAND TOTAL								97.50	0.00	0.00	87.50

total

FILE HISTORY

DATE FILE OPENED: 1-25-89

PLANNING BOARD NUMBER 89-4

COPY OF PLANS GIVEN TO:

DATE

DATE RETURNED

MARK EDSALL
FIRE INSPECTOR
WATER DEPARTMENT
HIGHWAY DEPARTMENT
sewer Dept.

1-26-89
1-26-89
1-26-89
1-26-89
1-26-89

2-1-89 Disapproved
1-27-89 Approved

REVISED PLANS:

MARK EDSALL
FIRE INSPECTOR
WATER DEPARTMENT
HIGHWAY DEPARTMENT

2-7-89
2-7-89
2-7-89
2-7-89

Approved 2-8-89

AGENDA DATE:

RESULTS:

2-8-89

Approved Subject to Mark's Dick's Approval

FEES:

DATE & AMOUNT PAID

Application fee

1-25-89 \$25.00

DATE PLANS APPROVED AND STAMPED BY TOWN OF NEW WINDSOR: _____

DATE PLANS PICKED UP BY APPLICANT: _____

NOTES: _____

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56 NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 89- 4

TASK-NO	REC	--DATE--	TRAN	EMPL	ACT	DESCRIPTION-----	RATE	HRS.	TIME	-----DOLLARS-----		
										EXP.	BILLED	BALANCE
89-4	30635	01/25/89	TIME	RDM	MC	GATEWAY	60.00	0.50	30.00			
89-4	28713	02/01/89	TIME	MJE	MC	GATEWAY	60.00	0.30	18.00			
89-4	28715	02/02/89	TIME	MJE	MC	GATEWAY	60.00	0.50	30.00			
89-4	28722	02/04/89	TIME	MJE	MC	GATEWAY	60.00	0.40	24.00			
89-4	28767	02/07/89	TIME	MJE	MC	HELMER	60.00	1.50	90.00			
89-4	28799	02/07/89	TIME	MJE	MC	DUPLICATE ENTRY	60.00	0.00	0.00			
89-4	29835	02/07/89	TIME	MJE	CL	HELMER	19.00	0.50	9.50			
89-4	28770	02/08/89	TIME	MJE	MC	HELMER	60.00	1.50	90.00			
89-4	28802	02/08/89	TIME	MJE	MC	HELMER	60.00	1.50	90.00			
89-4	28775	02/09/89	TIME	MJE	MC	HELMER	60.00	0.50	30.00			
89-4	28807	02/09/89	TIME	MJE	MC	DUPLICATE ENTRY	60.00	0.00	0.00			
89-4	29925	02/15/89	TIME	MJE	MC	HELMER	60.00	0.50	30.00			
89-4	29931	02/16/89	TIME	MJE	MC	HELMER	60.00	0.30	18.00			
89-4	29915	02/18/89	TIME	MJE	MC	GATEWAY/ROAD LAYOUT	60.00	0.50	30.00			
89-4	30666	02/21/89	TIME	LSB	CL	HELMER	19.00	0.60	11.40			
89-4	30565	02/22/89	TIME	MJE	MC	HELMER	60.00	0.30	18.00			
89-4	30663	02/23/89	TIME	EJ	CL	HELMER/MEMO	19.00	0.30	5.70			
89-4	30569	02/23/89	TIME	MJE	MC	HELMER	60.00	0.30	18.00			
TASK TOTAL									542.60	0.00	0.00	542.60
GRAND TOTAL									542.60	0.00	0.00	542.60



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE. (ROUTE 9W)
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640
PORT JERVIS (914) 856-5600

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

Licensed in New York,
New Jersey and Pennsylvania

MEMORANDUM

TO: WILLIAM HELMER

FROM: MARK J. EDSALL, P.E.

DATE: 27 MARCH 1989

RE: GATEWAY SUBDIVISION AND SEWAGE P.S.

I have reviewed the revised 20' = 1" plan with revision date of 24 March 1989, which was dropped off for review to our office on same date. The plan was supplied pursuant to our discussion on same date, which identified the items which needed to be corrected.

The latest plan seems to have corrected all the items we discussed, with the exception of the following:

- 1) The proposed road section continues to indicate a roadside swale rather than a "super-elevated" road with drainage off the ROW.
- 2) Oil application should be per "sq.yd." not "yd".
- 3) The access drive to the pump station fence double gates with 8" ROB base and double surface treatment is not shown.

Please arrange to have a plan with these required corrections made and submitted to my office.

X cc: Planning Board File 89-4

MAR 28 1989



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE. (ROUTE 9W)
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640
PORT JERVIS (914) 856-5600

RICHARD D. MCGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

Licensed in New York,
New Jersey and Pennsylvania

10 March 1989

MEMORANDUM FOR RECORD

SUBJECT: GATEWAY MINOR SUBDIVISION (T89-4);
TOWN OF NEW WINDSOR, NEW YORK

On 23 February 1989 I was contacted by Mr. Schumaci of Wehran Engineering, who represents Bill Helmer on the subject project. Mr. Schumaci is in the process of responding to my letter dated 26 January 1989. We discussed several items, including the need for design drawings of the project. Some interesting items of discussion were as follows:

1. Mr. Schumaci indicates that they are not monitoring construction and they really don't know what was installed for some of the work.
2. Mr. Schumaci indicated that the drainage consideration on the pump station site is not part of their scope of work. I indicated that we really didn't care what engineer did the work, the Town only looks toward one Applicant for responsibility. He should talk to his client to determine who will submit the necessary information.
3. Mr. Schumaci indicated that he would prefer providing as-built plans after the work is completed. I indicated that we did not want plans of the work to review after it is completed, we want plans to review and approve, then the work should be completed in accordance with the approved plans.
4. I advised Mr. Schumaci that the Town would expect a letter certification that the work completed on site for municipal dedication was completed in accordance with the design plans and specifications prepared by Wehran Engineering. This letter should be from the professionals who are reviewing the work during its completion. It was our understanding that Wehran was doing so and, therefore, the letter would be from them. He is to further evaluate this requirement and discuss same with Mr. Helmer.

10 March 1989

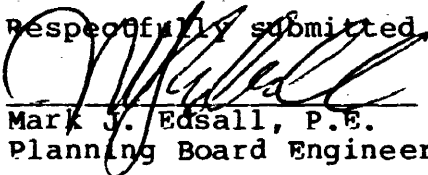
MEMORANDUM FOR RECORD

SUBJECT: GATEWAY MINOR SUBDIVISION (T89-4);
TOWN OF NEW WINDSOR, NEW YORK

-2-

At this time, we are awaiting the response by the project design engineer to the outstanding concerns most recently referenced in my aforementioned 26 January 1989 letter. It appears that there is some confusion as to "who is supposed to be doing what"; I advised Mr. Schumaci that it was not really our concern who designs the outstanding items, just that they be done and submitted by the Applicant. I will await further contact in this matter and, hopefully, the information which was requested.

Respectfully submitted,


Mark J. Edsall, P.E.
Planning Board Engineer

MJEemj

cc: Supervisor Green
Richard D. McGoey, P.E., Town Engineer
Planning Board File, T89-4 ✓

gateway2

GATEWAY INDUSTRIAL PARK--MINOR SUBDIVISION (89-4) - ROUTE 300

Mr. William Helmer came before the Board representing this proposal.

Mr. Helmer: This is a minor subdivision of lands surrounding where Mt. Ellis is, Mt. Ellis now building on this property here. And, we are subdividing for two reasons so that Columbia Art Works can build on this parcel and this lot here will go to UPS. And, will eventually be part of their future expansion. They have a building here now of some 30,000 foot and they are going to expand it to 60,000 feet.

Mr. VanLeeuwen: One thing that bothers me though, Bill, to be honest with you, and I'm pretty frank, you told us that road would be in no later than middle September, the first part of October last year.

Mr. Helmer: This road is in here and the entire, the water line is finished and the sewer is in. This piece of road here, we are finishing with Mt. Ellis and paving at the same time.

Mr. VanLeeuwen: Mt. Ellis cannot get the C.O. until the road is in.

Mr. Helmer: Same contractor is doing both. It was decided since we had to haul fill, we decided not to--we are going to do this section of the road together.

Mr. VanLeeuwen: Have you spoken to the highway superintendent?

Mr. Helmer: No.

Mr. VanLeeuwen: I spoke to him and he is not to happy with the material that is in that road.

Mr. Helmer: We don't have any in here at all. We had some sub-base for the fire department to that hydrant, that is all, just some stone.

Mr. VanLeeuwen: What if the town will not take over that road, you are going to be stuck with that road.

Mr. Helmer: Eventually, they have to if we do it to the road specs.

Mr. VanLeeuwen: From what I understand, what Skip told me--

Mr. Helmer: He is talking about a piece over here that was put in when UPS occupied. We are going to improve that part. It is not done.

Mr. Pagano: Can you give us an idea what kind of a building is going in here.

Mr. Helmer: Yes, here from Milwaukee, Wisconsin is Columbia Art Works. They make calanders and things like that. They are located in Milwaukee, Wisconsin and they are going to use this as a distribution facility. It is a warehouse.

Mr. Pagano: I am concerned if the warehouse is going to fit in. The park is growing, we want to be sure you are not going to put in something that--

Mr. Helmer: They will be in for site plan approval. We have already had a couple meetings and hired local engineers to draw plans so they will be in for site plan approval.

Mr. McCarville: Still have to go through site plan.

Mr. Pagano: I still like to put all the eggs in the basket before we start doing this piece meal.

Mr. Helmer: They have a tentative plan. It is roughly a 50,000 square foot building.

Mr. Pagano: I am against something like this, just subdividing and not knowing what is going in here. Columbia Art Works is a nice name but I want to see the building, how it is going to impact the area. Right now, just acting on subdivisions, I am against that.

Mr. McCarville: Mark, you have a comment here about the pumping station infringing on the roadway.

Mr. Edsall: That issue is one that has been discussed for between 9 months and 12 months. As late yesterday, I was on the phone quite a long time with Pat Kennedy trying to resolve the, that old issue and we have come up with a sketch and I haven't had a chance to dimensionally verify it but visually looking at the plan, it appears to be what we want. Just to bring the Board up to speed, when we had joint meetings with the fire prevention bureau, supervisors, representatives from Bill's company, building inspector, we decided we wanted 6 foot clear from the fence surrounding the pump station to the edge of the paved shoulder of the road. That is as close as we wanted the two to be. Then, we want the full road width and balance of the town right-of-way. The scale is 1 to 60. Obviously, it is difficult to scale dimensions. Pat has shown some good spacings as you can see on the pump station location plan, the extra one, not the subdivision plan. He shows the 6 foot clearance, shows the road. You will notice the lot line on the north has been cut into an arch to allow for the proper clearances so the road is being moved from where it was originally approved by this Board so to my understanding, it's been resolved. The exact dimensioning would be verified in the field. We want physical clearances when it lays out in the field. We'd want that to happen.

Mr. Soukup: Well, then, this map will require another dedication of a right-of-way to the town.

Mr. Helmer: We haven't dedicated any of the roads.

Mr. Edsall: We'd want that dedication with the sanitary system dedication.

Mr. McCarville: I make a motion that we take the lead agency position with regard to the SEQR process on Gateway Industrial Park - Minor Subdivision (89-4).

Mr. VanLeeuwen: I'll second that motion.

ROLL CALL:

Mr. McCarville	Aye
Mr. VanLeeuwen	Aye
Mr. Soukup	Aye
Mr. Pagano	Aye
Mr. Lander	Aye
Mr. Schiefer	Aye

Mr. Edsall: Just another note for your records, you also have on file a very recent interoffice correspondence from fire inspector in an effort to--

Mr. Schiefer: Dated today, I believe.

Mr. Edsall: That is in an effort to help Mr. Helmer, I, personally carried the plan and discussed this matter with the fire inspector. He had previously on this same application, disapproved the subdivision. There were a couple of reasons, I explained some items to him and resolved that. It is also his requirement that the proper spacing be provided to the pump station given the fact that these plans were submitted today and delineate what we want, you have received from Bob Rogers an updated approval.

Mr. Helmer: I also visited with him twice today and went over everything with him so--

Mr. Schiefer: Approved by Fred Fayo here too.

Mr. VanLeeuwen: I make a motion that we approve the Gateway Industrial Minor Subdivision (89-4) subject to Mr. Helmer and Mark Edsall getting together regarding the pump station question. More than half the pump station is in the middle of the road, otherwise, I have no objection.

Mr. McCarville: Before that motion is made, though, we should declare negative declaration as it pertains to SEQR process and also waive the public hearing.

Mr. VanLeeuwen: I will withdraw my motion. I will second that motion.

ROLL CALL:

Mr. McCarville	Aye
Mr. VanLeeuwen	Aye
Mr. Soukup	Aye
Mr. Lander	Aye
Mr. Pagano	Abstain
Mr. Schiefer	Aye

Mr. VanLeeuwen: I make a motion that we approve the Gateway Industrial Park Minor Subdivision (89-4) subject to the pump station problem being resolved to the satisfaction of the town's engineer.

Mr. McCarville: I will second that motion.

Mr. Pagano: Do we require a bond on any of this.

Mr. Helmer: I have a bond.

Mr. Pagano: Does he have a bond for the pump station.

Mr. Helmer: Yes.

Mr. Edsall: That issue can be addressed before the plan is stamped.

Mr. Helmer: The bond is already up.

Mr. VanLeeuwen: That is why I should regarding Mark, that Mark has to approve it. Mark has to approve it before it can be stamped. Those two subject to's, that is why I put them in there.

Mr. Helmer: We have a \$285,000 bond, I think.

ROLL CALL:

Mr. McCarville	Aye
Mr. VanLeeuwen	Aye
Mr. Soukup	Aye
Mr. Lander	Aye
Mr. Pagano	Abstain
Mr. Schiefer	Aye

INTER-OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: 8 February 1989

SUBJECT: Helmer, William; Subdivision

PLANNING BOARD REFERENCE NUMBER: 89 - 04


FIRE PREVENTION REFERENCE NUMBER: FPS - 89 - 014

A review of the above referenced subject site plan/ sub-division was conducted on 8 February 1989.

This site plan was previously disapproved under the Fire Prevention Reference number(s) of FPS - 89 - 013.

This site plan is found acceptable.

PLAN DATED: 7 February 1989; Subdivision
8 February 1989; Pump Station Location



Robert F. Rodgers; CCA
Fire Inspector

CC: M.E.

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR,
D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, ~~REVIEW~~, REVIEW
FORM:

The maps and plans for the Site Approval _____
Subdivision William Helmer as submitted by
Kennedy for the building or subdivision of
_____ has been
reviewed by me and is approved Yes
disapproved _____.

If disapproved, please list reason _____

Fred Lays Jr
HIGHWAY SUPERINTENDENT MZ

WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE. (ROUTE 9W)
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640
PORT JERVIS (914) 856-5600

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

Licensed in New York,
New Jersey and Pennsylvania

7 February 1989

William Helmer
27 Central Drive
Stony Point, N.Y. 10980

SUBJECT: GATEWAY INDUSTRIAL PARK MINOR SUBDIVISION
TOWN OF NEW WINDSOR (T89-4)

Dear Mr. Helmer:

As you are aware, the subject project will be before the Town Planning Board on 8 February 1989. The project property includes that area where the sewage pump station is located. The pump station is proposed for dedication to the Town.


As noted in my letter dated 26 January 1989, concerns with regard to clearances between the station, its fence and the road shoulder have not been resolved by your representatives. This matter was discussed at the 12 May 1988 meeting (9 months ago).

Until such time that a detailed plan is submitted and same is reviewed by the appropriate Town Departments and Officials, and accepted, I can not recommend that the Planning Board give final approval to the subdivision plan.

I trust you will give this your immediate attention.

Very truly yours,

McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS, P.C.


Mark J. Edsall, P.E.
Planning Board Engineer

cc: George A. Green, Supervisor
Carl Scheifer, Chairman Planning Board
Michael Babcock, Building Inspector
Robert Rodgers, Fire Inspector
Richard McGoe, P.E., Town Engineer
Bill Helmer (via Fax)

INTER-OFFICE CORRESPONDENCE

TO: Town Planning Board
FROM: Town Fire Inspector
DATE: 31 January 1989
SUBJECT: Helmer, William; Subdivision

PLANNING BOARD REFERENCE NUMBER: 89 - 04

FIRE PREVENTION REFERENCE NUMBER: FPS-89-013

PREVIOUS REFERENCE NUMBERS: N. A.

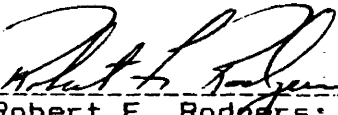
A review of the above referenced subject site plan/ subdivision was conducted on 31 January 1989, with the following being noted.

- 1) Town Code Chapter 21, Section 21-10.

The subdivision map does not show water main lines and all fire hydrant locations.

PLAN DATED: 20 January 1989. No revisions.

This site plan/subdivision is found unacceptable.


Robert F. Rodgers; CCA
Fire Inspector

2-1-89
CC: M.E.
B. Helmer

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR,
D.O.T., O.C.H., O.C.P., D.P.W., ~~SEWER~~, SEWER, HIGHWAY, REVIEW
FORM:

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

Patrick T. Kennedy Co for the building or subdivision of

Wm. Helmer has been

reviewed by me and is approved ✓

disapproved _____

~~If disapproved, please list reason~~ _____

There is water available in this area.

HIGHWAY SUPERINTENDENT

Steve Dicks
WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE

CC:M.E.

Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, NY 12550

(This is a two-sided form)

Date Received _____
Meeting Date _____
Public Hearing _____
Action Date _____
Fees Paid _____

APPLICATION FOR SITE PLAN, SUBDIVISION PLAN,
OR LOT LINE CHANGE APPROVAL

1. Name of Project Gateway International Park
2. Name of Applicant William F. Helmer Phone (914) 942 - 1330
Address 27 Central Drive, Stony Point, New York 10980
(Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record William F. Helmer Phone (914) 942 - 1330
Address 27 Central Drive, Stony Point, New York 10980
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan Patrick J. Kennedy Phone (914) 562 - 6444
Address 219 Quassaick Avenue, New Windsor, New York 12550
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney Lenord Schwall Phone (914) 634 - 3696
Address 49 Maple Avenue, New City, New York 10956
(Street No. & Name) (Post Office) (State) (Zip)
6. Person to be notified to represent applicant at Planning Board Meeting William F. Helmer Phone (914) 942 - 1330
(Name)
7. Location: On the North side of Wembley Road
100 feet West
(Direction)
of Route 300 - (Temple Hill Road)
(Street)
8. Acreage of Parcel 9.289 Acres 9. Zoning District L-10
10. Tax Map Designation: Section 4 Block 13 Lot 17
11. This application is for Subdivision

12. Has the Zoning Board of Appeals granted any variance or a Special Permit concerning this property? No

If so, list Case No. and Name _____

13. List all contiguous holdings in the same ownership
Section _____ Block _____ Lot(s) _____

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

OWNER'S ENDORSEMENT
(Completion required ONLY if applicable)

COUNTY OF ORANGE

SS.:

STATE OF NEW YORK

William F. Helmer being duly sworn, deposes and says that he resides at Grey Beech Lane in the County of Rockland and State of New York and that he is (the owner in fee) of _____

(Official Title)

of the Corporation which is the Owner in fee of the premises described in the foregoing application and that he has authorized William F. Helmer & Patrick Kennedy to make the foregoing application for Special Use Approval as described herein.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

25th day of January 1989

Douline H. Townsend
Notary Public

William F. Helmer
(Owner's Signature)

William F. Helmer
(Applicant's Signature)

Owner
(Title)

PROXY STATEMENT
for submittal to the
TOWN OF NEW WINDSOR PLANNING BOARD

William F. Helmer, deposes and says that he
resides at Grey Beech Lane Poppona NY.
(Owner's Address)
in the County of Rockland
and State of New York
and that he is the owner in fee of Gateway International
Park

which is the premises described in the foregoing application and
that he has authorized Pat Kennedy
to make the foregoing application as described therein.

Date: 1/25/89

William F. Helmer
(Owner's Signature)

(Witness' Signature)

PROJECT I.D. NUMBER

617.21

SEQR

Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR William F. Helmer		2. PROJECT NAME Gateway International Park	
3. PROJECT LOCATION: Municipality New Windsor County Orange			
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) Wembley Road			
5. IS PROPOSED ACTION: <input type="checkbox"/> New <input checked="" type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration			
6. DESCRIBE PROJECT BRIEFLY: Minor Subdivision of property			
7. AMOUNT OF LAND AFFECTED: Initially 9.289 acres Ultimately 9.289 acres			
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly			
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:			
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals			
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency name and permit/approval Orange County Health Dept. New York State DEC			
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE			
Applicant/sponsor name: William F. Helmer		Date: 1/25/89	
Signature: <i>William F. Helmer</i>			

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

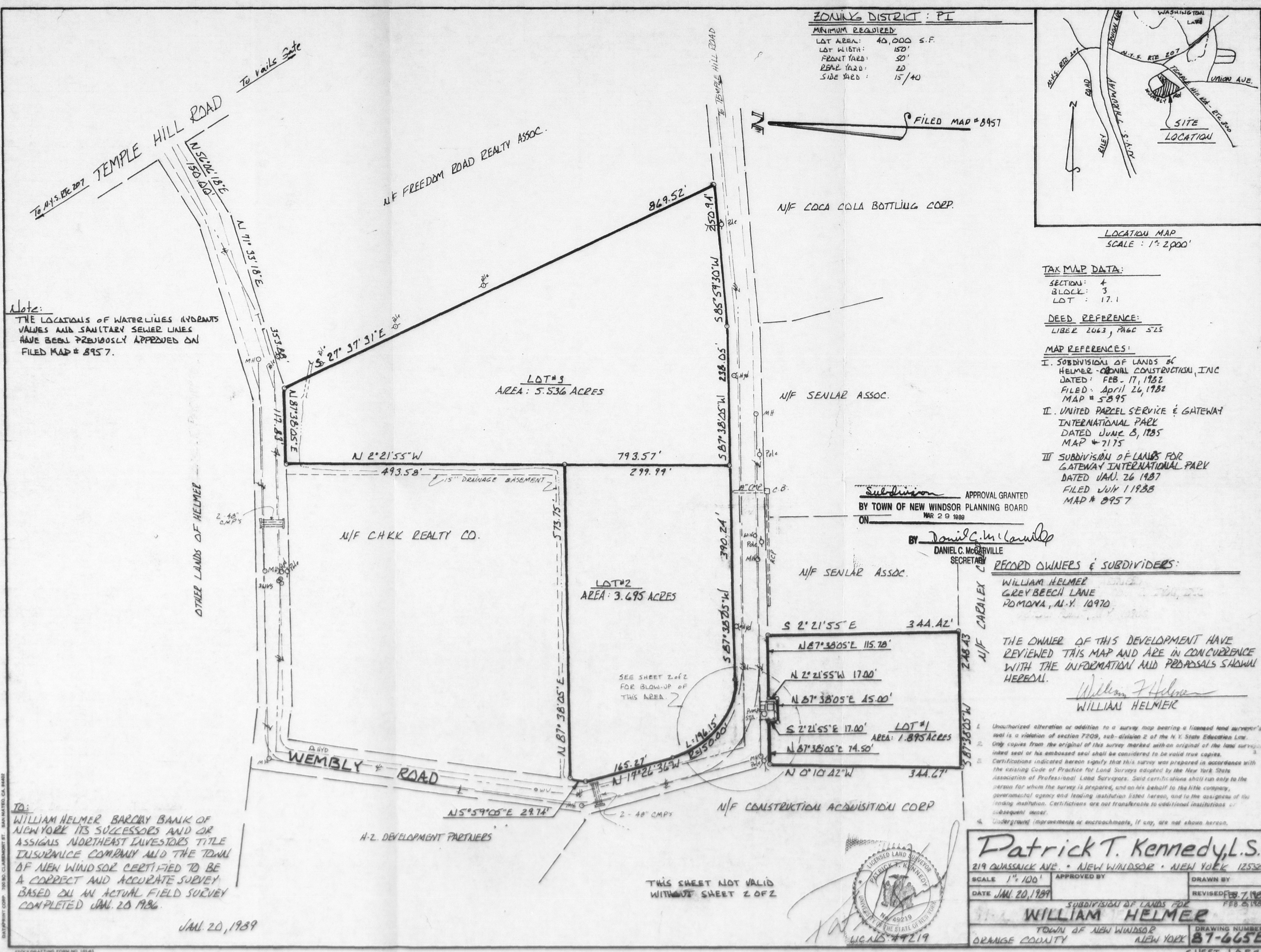
PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? If yes, coordinate the review process and use the FULL EAF. <input type="checkbox"/> Yes <input type="checkbox"/> No	
B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency. <input type="checkbox"/> Yes <input type="checkbox"/> No	
C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)	
C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:	
C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:	
C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:	
C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:	
C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:	
C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:	
C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:	
D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, explain briefly	

PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

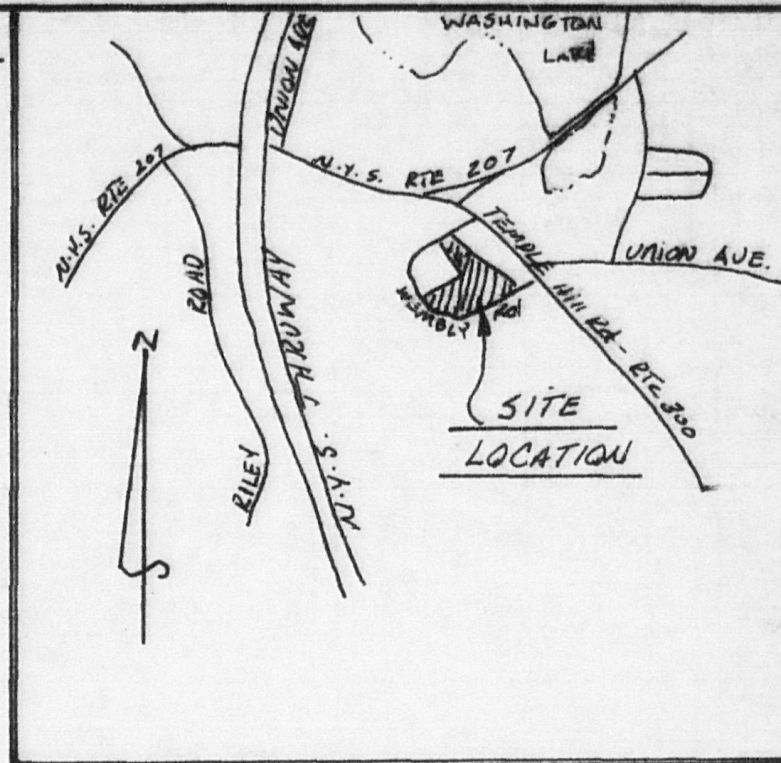
INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

<input type="checkbox"/> Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.	
<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action WILL NOT result in any significant adverse environmental impacts AND provide on attachments as necessary, the reasons supporting this determination:	
_____ Name of Lead Agency	
_____ Print or Type Name of Responsible Officer in Lead Agency	_____ Title of Responsible Officer
_____ Signature of Responsible Officer in Lead Agency	_____ Signature of Preparer (if different from responsible officer)
_____ Date	



ZONING DISTRICT: P1

MINIMUM REQUIRED:
LOT AREA: 40,000 S.F.
LOT WIDTH: 150'
FRONT YARD: 50'
REAR YARD: 20'
SIDE YARD: 15'/40'



LOCATION MAP
SCALE: 1" = 2000'

TAX MAP DATA:

SECTION: 4
BLOCK: 3
LOT: 17.1

DEED REFERENCE:

LIBER 2063, PAGE 525

MAP REFERENCES:

- I. SUBDIVISION OF LANDS OF HELMER - CONNELL CONSTRUCTION, INC.
DATED: FEB. 17, 1982
FILED: April 26, 1982
MAP # 5895
- II. UNITED PARCEL SERVICE & GATEWAY INTERNATIONAL PARK
DATED JUNE 8, 1985
MAP # 7175
- III. SUBDIVISION OF LANDS FOR GATEWAY INTERNATIONAL PARK
DATED JAN. 26 1987
FILED JULY 1 1988
MAP # 8957

APPROVAL GRANTED
BY TOWN OF NEW WINDSOR PLANNING BOARD
ON MAR 29 1989

BY Daniel C. McCarville
DANIEL C. MCCARVILLE
SECRETARY

RECORD OWNERS & SUBDIVIDERS:

WILLIAM HELMER
GREYBEECH LANE
ROMONA, N.Y. 10970

THE OWNER OF THIS DEVELOPMENT HAVE
REVIEWED THIS MAP AND ARE IN CONCURRENCE
WITH THE INFORMATION AND PROPOSALS SHOWN
HEREON.

William F. Helmer
WILLIAM HELMER

- 1. Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2 of the N.Y. State Education Law.
- 2. Only copies from the original of this survey marked with an original of the land surveyor's inked seal or his embossed seal shall be considered to be valid true copies.
- 3. Certifications indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors. Said certifications shall run only to the person for whom the survey is prepared, and on his behalf to the title company, governmental agency and lending institution listed hereon, and to the assignee of the lending institution. Certifications are not transferable to additional institutions or subsequent owner.
- 4. Underground improvements or encroachments, if any, are not shown hereon.



Patrick T. Kennedy, L.S.		
219 QUASSACK AVE. • NEW WINDSOR • NEW YORK 12550		
SCALE 1" = 100'	APPROVED BY	DRAWN BY
DATE JAN. 20, 1989		REVISED FEB. 7, 1989
SUBDIVISION OF LANDS FOR		
WILLIAM HELMER		
TOWN OF NEW WINDSOR		
ORANGE COUNTY	NEW YORK	DRAWING NUMBER
		87-6658
SHEET 1 OF 2		

Note:
THE LOCATIONS OF WATERLINES HYDRANTS
VALVES AND SANITARY SEWER LINES
HAVE BEEN PREVIOUSLY APPROVED ON
FILED MAP # 8957.

TO:
WILLIAM HELMER BARCLAY BANK OF
NEW YORK ITS SUCCESSORS AND OR
ASSIGNS NORTHEAST INVESTORS TITLE
INSURANCE COMPANY AND THE TOWN
OF NEW WINDSOR CERTIFIED TO BE
A CORRECT AND ACCURATE SURVEY
BASED ON AN ACTUAL FIELD SURVEY
COMPLETED JAN. 20 1986.

JAN. 20, 1989

THIS SHEET NOT VALID
WITHOUT SHEET 2 OF 2

TAX MAP DATA:

SECTION : 4

BLOCK : 3

LOT : 14

DEED REFERENCE:

LIBER : 2063

PAGE : 525

MAP REFERENCE:

1. "SUBDIVISION OF LANDS OF HELMER-CROWN CORPORATION, INC."

DATED: FEBRUARY 19, 1982.
FILED: APRIL 20, 1982.
MAP # 5845.

2. "UNITED PARCEL SERVICE & GATEWAY INTERNATIONAL PARK"

DATED: JULY 8, 1985.
MAP # 1135.

3. "SUBDIVISION OF LANDS FOR GATEWAY INTERNATIONAL PARK"

DATED: JAN. 26, 1987
FILED: JULY 1, 1988
MAP # 8957

4. "SUBDIVISION OF LANDS FOR WILLIAM HELMER"

DATED: JAN. 20, 1989



Subdivision APPROVAL GRANTED
BY TOWN OF NEW WINDSOR PLANNING BOARD
ON: 1989.2.9.1989
BY: Daniel C. McCarville
DANIEL C. MCCARVILLE
SECRETARY

Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-section 2 of the N.Y. State Education Law.
Only copies from the original of this survey marked with an original of the land surveyor's seal and on the embossed seal shall be considered to be valid true copies.
Certifications indicated herein signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveyors adopted by the New York State Association of Professional Land Surveyors. Said certification shall not apply to the person for whom the survey is prepared, and on his behalf to the title company, governmental agency and lending institution used herein, and to the successors of the lending institution. Certifications are not transferable to additional instruments or subsequent owners.
Underground improvements or encroachments, if any, are not shown hereon.

PATRICK J. KENNERLY
400 GLENVIEW AVENUE, NEW WINDSOR, NEW YORK 12553
DATE: 1-1-90
ONE: 1-1-90
SUBDIVISION OF LANDS FOR
WILLIAM HELMER
COUNTY OF NEW WINDSOR
COUNTY OF ORANGE, NEW YORK
87-6650
SHEET 2 of 2

PROPOSED ROAD SECTION
SCALE: 1" = 5'

THIS SHEET IS NOT VALID WITHOUT SHEET 1 of 2